

ASSIGNEE'S SALE

of valuable fee simple improved real property located on the east side of Bowers Road, Zigler Estates, in the Lewistown Election District, Frederick County, Maryland, containing 0.59 acres, more or less.

Under and by virtue of a power of sale contained in a mortgage from Howard Eugene Rorabaugh and Nancy J. Rorabaugh, his wife, to the Farmers & Mechanics National Bank, dated October 28, 1969 and recorded among the Land Records of Frederick County in Liber 814, folio 598 and also under a power of sale contained in a second mortgage from the said Howard Eugene Rorabaugh and Nancy J. Rorabaugh, his wife, to the Farmers & Mechanics National Bank, dated October 27, 1972, recorded among the Land Records of Frederick County, Maryland, in Liber 894, folio 81, the said mortgages being in default and having been assigned the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction at the Court House Door in the City of Frederick on:

TUESDAY, OCTOBER 1, 1974

AT 11:30 A.M.

all of the hereinafter described real estate and improvements described in the mortgages, to wit:

All that lot or parcel of land situate, lying and being in the Lewistown Election District of Frederick County, Maryland, containing 0.59 acres of land, more or less, and described as Lot No. 1, Block A in Section I of the Plat of H. C. Zigler Estates, recorded in Plat Book No. 5, folio 137, dated May 21, 1968, one of the Plat Records of Frederick County, Maryland, said real property being improved by a modern one-story frame residence with aluminum siding and brick front; with three bedrooms, a two-car garage, one and one-half bathrooms, electric heat, concrete basement and two fireplaces.

And being all and the same real estate described in a deed dated October 28, 1969, from Alton N. Bare and F. Louise Bare, his wife, unto the said Herman E. Rorabaugh and Nancy J. Rorabaugh, his wife, recorded in Liber 815, folio 149, one of the Land Records of Frederick County, Maryland.

Terms of sale: A deposit of \$5,000.00 in cash or certified check will be required of purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the day of sale and all expenses of conveyancing will be paid by purchaser. Assignee reserves the right to withdraw the herein described real property and improvements from sale at any time.

BENJAMIN B. ROSENSTOCK
Assignee
100 West Church Street
Frederick, Maryland

PEYTON PAUL PHILLIPS
Attorney for Assignee
100 West Church Street
Frederick, Maryland
EMMERT R. BOWLUS, Auctioneer
100 West Church Street
Frederick, Maryland
(301) 662-1881

NO. 25,079 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY
MARYLAND

* * * *

I hereby acknowledge that I have purchased at public sale of Benjamin B. Rosenstock, Assignee, the property and improvements described in the annexed advertisement for the sum of \$39,000 and I hereby covenant and agree to comply with the terms of sale set forth in the aforesaid advertisement which were announced by the auctioneer at the time of said sale.

WITNESS:

Emmert R. Bowlus
Emmert R. Bowlus

FARMERS & MECHANICS NATIONAL BANK

BY *C. Edward Keefer, Jr.*
C. Edward Keefer, Jr., Agent
Purchaser

Receipt of \$5,000.00 deposits hereby acknowledged.

Filed October 3, 1974

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND